

COUNTY OF YORK

MEMORANDUM

DATE: November 5, 2001 (BOS Mtg. 11/20/01)

TO: York County Board of Supervisors

FROM: James O. McReynolds, County Administrator

SUBJECT: Application No. YVA-10 - Yorktown Village Activity District – Structural Addition Approval Request – Marl Inn Bed and Breakfast

Issue

Mr. Seldon Plumley, owner of the Marl Inn Bed and Breakfast, has applied for zoning authorization to construct a small storage shed addition to the principal structure on his property located at 220 Church Street in Yorktown. Pursuant to Section 24.1-327 (b)(3) of the Zoning Ordinance, proposed enlargements or extensions of any single-family detached dwelling may be approved by the Board of Supervisors by resolution and without public hearing.

Considerations

1. The applicant's proposal involves the addition of a 10' x 18' lean-to shed on the western end (left end, when looking at the property from Church Street) of the principal structure. The proposed shed would not be completely enclosed but would provide a covered area for storage of lawn and garden equipment. The proposed design is a simple post and beam arrangement with a pitched roof connecting into the side of the existing garage roof. The structure would have an earthen floor and the side and back would be enclosed by a board fence (approximately 5-feet high) matching the style of a privacy fence already existing on the property. The fence would be painted to match the exterior color of the principal structure.
2. The proposed shed design is consistent and compatible with the character of the existing structure on the property as well as those that are adjacent. The shed will be visible from Ballard Street across the vacant lot adjacent to the Masonic Lodge. Staff believes it will provide an appropriate and attractive way for the applicant to meet storage needs on the property and will offer an opportunity to further improve the appearance of the property by enclosing and screening items (lawn and garden equipment, bicycles, outdoor furniture) that currently are stored outdoors.

Recommendation

I recommend that the applicant's request be approved through the adoption of proposed Resolution No. R01-208.

Carter/3337:jmc

Attachments

- Vicinity Map
- Photographs of Existing Structure
- Rendering of proposed shed

- Proposed Resolution No. R01-208